

# **TOWNSHIP OF MARLBORO**

## **ZONING BOARD OF ADJUSTMENT**

1979 TOWNSHIP DRIVE

MARLBORO, NJ 07746-2299

PHONE: (732) 536-0200 EXT.1809; (732) 617-7225

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### **Chairman**

Michael Shapiro

### **Vice-Chairman**

Matthew Weilheimer

### **Secretary**

Alan Zwerin

### **Members**

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Ira Levin

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Keith Goff - Alt #1

- Alt # 2

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Yvonne Cautillo

### **Attorney**

Weiner Lesniak

Ronald D. Cucchiaro, Esq.

### **Engineer**

Birdsall Engineering

James Priolo, P.E.,

### **Planner**

T & M Associates

Richard Cramer, P.P.

### **Traffic Engineer**

French & Parrello

Mark Kataryniak, PE, PTOE

### **Administrative Officer**

### **Zoning Officer**

Sarah Paris

## **A G E N D A** **A M E N D E D**

**April 5, 2011**

**8:00 P.M.**

Salute to Flag

Sunshine Law Read

Minutes of March 1, 2010

### **ZB10-6394 – T-Mobile Northeast LLC**

Continuation of a Public Hearing for approval to construct a wireless communications facility, requiring use and bulk variances for an undersized lot and having insufficient fall zone on property located at 112 Amboy Road, Morganville, NJ, Block 172, Lot 34, in an IOR Zone.

### **ZB 11-6413 – Berlaga, Eleanor/Finkel, Arkady**

Public Hearing for approval to construct a tennis court with associated lighting and fencing and to construct an inground pool with paver patio exceeding total permitted lot coverage at 1 Embry Farm Road, Marlboro, NJ, Block 157, Lot 3.01, located in the LC Cluster Zone.

### **ZB 11-6414– Champagne, Richard and Carol**

Public Hearing for site plan approval for medical office at 480 Route 79, Morganville, NJ, Block 126, Lot 332, located in the R-30/20 Residential Zone.

### **ZB10-6415 – Berger, Judy**

Public Hearing for approval to keep an existing shed having insufficient rear yard setback, insufficient distance between structures, and exceeding permitted lot coverage at 221 Tracy Drive, Morganville, NJ, Block 311, Lot 4, located in the R-20 Zone.

## **M E M O R I A L I Z A T I O N S**

### **ZB10- 6407 – Mohsen & Mona Kalliny**

Memorialization of a resolution granting approval to construct a tennis court exceeding total permitted lot coverage on property located at 24 Four Columns Drive, Morganville, NJ, Block 155, Lot 4.13, in the LC Cluster Zone.

**ZB10- 6410 – Bellone, Kathleen**

Memorialization of a resolution granting approval to construct an inground pool, spa and paved patio exceeding lot coverage for principal structure and exceeding total lot coverage, insufficient lot area, frontage, width, side and rear yard setback for accessory structure on property located at 16 Collier Lane, Morganville, NJ, Block 153, Lot 64.01, in the LC Land Conservation Zone.

**ZB11- 6411 – Gold, Marc & Michele**

Memorialization of a resolution granting approval to construct an inground pool and 2,727 square foot patio exceeding permitted lot coverage for principal structure and exceeding total lot coverage for property located at 5 Huxley Court, Marlboro, NJ, Block 415, Lot 33.01, in the R-40GAH Zone.

**ZB 11-6412 – Puppyz/Robert Maiman**

Memorialization of a resolution granting approval to add to the height of an existing Pylon sign and an additional sign on the side of the building located at 14 Route 9, Morganville, NJ, Block 176, Lot 12, located in the C-4 Regional Commercial Regional Zone.